



Development Potential

Site Information

- Located in the Primary Shopping Area and District Centre of Madeley, on the corner of High Street, and Station Road. The site is directly opposite 'The Royal Oak' which is a Listed Building.
- The site is situated within the Severn Gorge Conservation Area and Ironbridge Gorge World Heritage Site, which is also covered by an Article 4(2) Direction and is a building of Local Interest; as such any external alterations would have to be respectful of these designations.
- The site is currently in a D1 use (non-residential institution); with no on-site parking.
- The area surrounding the site is mixed in character with a restaurant and take away to the west and take away to the east.
- Situated within the Madeley Neighbourhood Development Plan area.
- No Tree Preservation orders issued on the site.



Site Address:

The People's Centre,
High Street, Madeley,
TF7 5AS

Use Class:

D1 (Non-Residential
Institution)

Permitted Changes and Relevant History

- The building can be used for any use within Use Class D1 (non-residential institution) or for temporary period (3 years) for A1, A2, A3 or B1 under Permitted Development, subject to floor space restrictions (150sqm) and notification. A planning application would be required to change the use of the site as existing to any other use.
- Application W81/0137 granted consent in 1981. This was for the change of use from a Chapel to a centre for the unemployed.

Parameters for Development

- In addition to retaining its existing uses or utilising those under Permitted Development some uses within Class D2 (assembly and leisure) which includes, cinemas, music halls, bingo may be acceptable, subject to it remaining as a community facility.
- Any scheme would have to be assessed by the Council's Highways department in relation to parking standards in the Adopted Local Plan.
- The LPA can discuss these requirements as well as provide detailed guidance on scale, design and parking provision with any pre-application submission (see www.apT-group.co.uk for further details).

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To search for Planning or Building Regulations applications, please follow the following link www.telford.gov.uk/planningsearch/

Useful Terms

Permitted development – Work that can be carried out without planning permission.

Prior Approval – Work that can be carried out without planning permission, subject to confirmation in writing by the LPA.

Planning Permission Extant – A planning approval that can still be implemented/carried out.

Conservation Areas – Areas of special historic and architectural interest. There are 7 conservation areas within Telford & Wrekin please follow the following link for further information.

www.telford.gov.uk/conservationareas

Listed Buildings – Nationally designated buildings of special architectural or historic interest. There are 3 grades of Listed Building; Grade II, Grade II* and Grade I.

Local Interest Buildings – Buildings of great significance at a local level for their historic or architectural character that may not meet the criteria for national designation.

Tree Preservation Orders – Legal protection to trees in the interest of amenity.

Planning Use Classes and Examples

- Class A1 – Shops including hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars (sale of cold food for consumption off the premises).
- Class A2 – Financial and professional services such as banks and building societies, professional services (other than health and medical services), estate and employment agencies.
- Class A3 - Restaurants and cafés
- Class B1 Business, Offices (other than those that fall within A2), research and development, light industry.
- Class B2 General industrial - Industrial processes other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- B8 Storage or distribution – Includes warehouses and open air storage areas.
- Class C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- Class C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- Class C2A Secure Residential Institution - Secure residential accommodation.
- Class C3 Dwellinghouses
- Class C4 Houses in multiple occupation - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- Class D1 Non-residential institutions – Including clinics, health centres, crèches, day nurseries, day centres, schools, places of worship, law court.
- Class D2 Assembly and leisure – Including cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, gyms.
- Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis' including betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation (more than 6 people), hostels, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles.

This is not an exhaustive list. If there is a specific use not listed, please contact apT on 01952 384555 for advice.